

2.2.3 R-1 Residential Single Family District

The following provisions shall apply in the R-1 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

- Accessory buildings or uses
- Agricultural uses
- Colleges, schools and institutions of learning (except training schools)
- Community residences
- Convents and monasteries
- Country clubs
- Dwellings, Single-family
- Family care home (mini-home)
- Home occupations
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Parks, playgrounds, and community centers
- Residential care facilities
- Religious buildings
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner
- Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4, Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio:

- a. For all lots:.....0.3